

LAND FOR SALE

117.42+/- Acres • Shelby County, Missouri
Offered at \$678,500

Highlights:

- Outstanding, income-producing hunting property
- Beautiful building site in the heart of big buck country
- Water and electricity on site

L-2100601

Property Location: 8074 Shelby 170, Bethel, Missouri 63434-000. This property is located approximately 8 miles to the southeast of Newark, off of County Road 170. It is approximately 11 miles directly east of Bethel, Missouri.

Property Location: 117.42 more or less acres known as: Portion NW1/4 Section 9 T59N R9W, all in Shelby County, Missouri.



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Property Information

Property Description: Farmers National Company is proud to offer 117.42 +/- acres located in Shelby County, Missouri. This property is special, as it offers both recreational opportunities and annual income. This farm is located in the heart of big buck country and is sure to provide some awesome hunts. FSA indicates 76.31 cropland acres that are in current crop production. There is both county water and electric on site, which creates a great opportunity to build, or to renovate the older building that is already on the property. Cash rent for 2021 was \$122 per tillable acre and earns \$3,000 per year in hunting lease income.

Farm Data:

Cropland 76.31 acres
 Timber 41.11 acres
 Total 117.42 acres

Improvements: Metal shed, needs improvements

FSA Information:

	<u>Base</u>	<u>Yield</u>
Soybeans	76 acres	30 bushels (average so far in 2021 per tenant farmer)

2021 Taxes: \$467.45

Price: \$678,500

Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
50040	Lindley loam, 14 to 20 percent slopes, eroded	25.35	21.59	-	6e
30036	Armstrong loam, 5 to 9 percent slopes	23.09	19.67	-	3e
50042	Lindley loam, 20 to 35 percent slopes, eroded	14.81	12.62	-	6e
60142	Keswick loam, 9 to 14 percent slopes, eroded	14.23	12.12	-	4e
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	12.77	10.88	-	3w
30100	Keswick loam, Audrain-Shelby plain, 5 to 9 percent slopes, eroded	7.91	6.73	-	4e
30243	Vigar loam, 3 to 5 percent slopes, rarely flooded	6.99	5.96	-	2e
13505	Blackoar silt loam, 0 to 2 percent slopes, occasionally flooded	5.24	4.46	-	2w
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	4.3	3.66	-	3e
30068	Gorin silt loam, 5 to 9 percent slopes, eroded	2.03	1.73	-	3e
30039	Armstrong loam, 9 to 14 percent slopes, eroded	0.68	0.58	-	4e
TOTALS		117.42()	100%	-	4.12



Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.